

Implementation of BSUP in  
Pimpri-Chinchwad on the  
basis of Public Private  
Partnership (PPP)

**GOVERNMENT OF MAHARASHTRA**

Housing Department

Resolution No.Grunidho-2009/CR 49/GND-2

Mantralaya, Mumbai 400 032

Dated the 18th February, 2009

Read: Government Resolution, Housing Department,  
No.JNNURM-2007/CR 52/GND-2, dated 25th June, 2007

**PREAMBLE:**

There are total 72 slum pockets in Pimpri Chinchwad city area, out of which 9 slums are located in Pimpri Chinchwad New Township Development Authority (PCNTDA) area on the Authority's lands. All the 9 slums are proposed to be tackled for rehabilitation. These slums have in all 2243 slum families. The scheme envisages integrated Slum Rehabilitation and Redevelopment to ensure full and complete rehabilitation of slums with security of tenure, proper housing and amenities. Moreover, after resettlement of slums, the slum areas will be denotified and the same will be put to designated use commensurate with the Development Plan of PCNTDA.

In addition to this on the basis of Government of India's previous approval, Pimpri-Chinchwad Municipal Corporation (PCMC) has identified about 16000 EWS/Urban Poor families out of which 13250 families are proposed to be rehabilitated under already sanctioned BSUP scheme. The remaining identified beneficiaries are proposed to be rehabilitated in this scheme.

Therefore, PCNTDA is desirous of implementing a housing scheme under BSUP under the PPP framework. The Authority has identified land admeasuring about 53 hectares in Sector 12 of Bhosari. On the said land about 5000 slum dwellers from slums identified as Annexure 'A' and beneficiaries that remain uncovered under the previous BSUP scheme will be provided housing.

**RESOLUTION:**

1. State Government has therefore decided to accord its approval to the proposal of PCNTDA to implement BSUP on sector 12 at Bhosari within the limits of Municipal Corporation of Pimpri-Chinchwad by implementing BSUP scheme in a Public Private Partnership (PPP) framework.

2. The scheme will be implemented as follows:
  - 2.1 PCNTDA will be the Project Implementing Agency.
  - 2.2 CEO, PCNTDA, shall call Expressions Of Interest (EOI) from eligible persons, developers, companies etc. under this PPP scheme to develop the layout as per the guidelines of BSUP, for constructing the dwelling units of 30 sq.mtr. carpet area.
  - 2.3 The selection of developer shall be done by a transparent process.
  - 2.4 As this scheme is a BSUP scheme implemented by the said authority, FSI of 2.50 is admissible as per Govt. Resolution No.TPS-1107/UOR- 36/C.R.135/08/UD-9, dated 24<sup>th</sup> December, 2008 as amended thereafter. If the FSI utilized in the project is less than 2.50, the balance FSI shall remain with the said authority to be used for EWS/ slum housing in the future in the same zone. PCNDTA will be the Planning Authority for the same.
  - 2.5 The balance cost of the project i.e. a part of the state share and ULB share of the project cost and any excess amount over and above resulting from cost escalation shall be met out from the additional FSI i.e. 2.5.
  - 2.6 In case the developer offers any premium, it shall be obtained by PCNDTA in terms of extra dwelling units so that these dwelling units shall be used either for rehabilitation of other slums or for designing slum prevention schemes like rental housing or affordable housing.
  - 2.7 The proposal so received and on being found suitable shall be put up by the said authority for Government's approval along with the comments of State Level Nodal Agency (SLNA) i.e. Maharashtra Housing & Area Development Authority (MHADA) on them.
  - 2.8 The selected developer will start the construction of the dwelling units and develop layout including infrastructure and social amenities and funds would be released by PCNTDA in stages as per the actual construction.
  - 2.9 After the completion of the construction, PCNDTA will take over the dwelling units and allot them to eligible slum dwellers by following a clear and transparent procedure.

2.10 Beneficiaries will be identified by the said authority in consultation with Pune Municipal Corporation & Pimpri Chinchwad Municipal Corporation.

2.11 The Govt. of Maharashtra's contribution will be 5-10% of the project cost.

3. This Govt. Resolution is being issued in concurrence with the Urban Development Department, Govt. of Maharashtra.

4. This Govt. Resolution is available on Govt. of Maharashtra's web site no. <http://www.intranet.maharashtra.gov.in> & computer code no. is 20090218153502001.

By order and in the name of the Governor of Maharashtra,

Sd/-

**(Sitaram Kunte)**

Secretary to Government of Maharashtra.

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Copy to:

1. Secretary to Hon. Governor of Maharashtra, Rajbhawan, Mumbai.
2. Principal Secretary to Hon. Chief Minister, Govt. of Maharashtra, Mantralaya, Mumbai-32.
3. Secretary to Hon. Dy.Chief Minister, Govt. of Maharashtra, Mantralaya, Mumbai-32.
4. Chief Secretary to Government of Maharashtra, Mantralaya, Mumbai
5. Secretary, Govt. of India, Ministry of Housing & Urban Poverty Alleviation, New Delhi.
6. Vice President & Chief Executive Officer, MHADA, Mumbai 400 051.
7. Chief Executive Officer, Pimpri-Chinchwad/ PCNTDA.
8. Commissioner, Pimpri-Chinchwad Municipal Corporation, Pimpri.
9. Collector, Pune.
10. Select file (GND-2 Desk), Housing Department, Mantralaya, Mumbai-32 (GND- 2).

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#### **ANNEXURE-A**

List of slums proposed to be rehabilitated under this scheme:

<u>Name of the Slum</u>	<u>No. of dwelling units.</u>
1. Durnagar	- 285
2. More Vasti	-552
3. Annabhau Sathe Nagar	-143
4. Sanjay Gandhi Nagar	-380
5. Khaudevasti	-125
6. Sharad Nagar	-233
7. Samarth Nagar	- 55
8. Raj Nagar	-365
9. Sidharth Nagar	-109